

CHAPTER NO. 683

SENATE BILL NO. 2314

By Fowler

Substituted for: House Bill No. 2288

By Vincent, Matheny, Sharp

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 28, relative to security deposits under the Uniform Residential Landlord and Tenant Act.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:


SECTION 1. Tennessee Code Annotated, Section 66-28-301(b), is amended by deleting such subsection in its entirety and by substituting instead the following language:

(b) Within ten (10) business days of the termination of occupancy but prior to any repairs or cleanup of the premises, the landlord shall inspect the premises and compile a comprehensive listing of any damage to the unit which is the basis for any charge against the security deposit and the estimated dollar cost of repairing such damage. The tenant shall then have the right to inspect the premises to ascertain the accuracy of such listing. The landlord and the tenant shall sign such listing, which signatures shall be conclusive evidence of the accuracy of such listing. If the tenant refuses to sign such listing, the tenant shall state specifically in writing the items on the list to which the tenant dissents, and shall sign such statement of dissent. If the tenant has moved or is otherwise inaccessible to the landlord, the landlord shall mail a copy of the listing of damages and estimated cost of repairs to the tenant at the tenant's last known mailing address.

SECTION 2. This act shall take effect July 1, 2004, the public welfare requiring it.

PASSED: May 6, 2004


JOHN S. WILDER
SPEAKER OF THE SENATE


JIMMY NAIFEH, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 18th day of May 2004


PHIL BREDESEN, GOVERNOR